

57-280

WARRANTY DEED
Know All Men By These Presents
007014

TRANSFER
TAX
PAID

That I, **Beverly Wright**, of Teaneck, County of Bergen and State of New Jersey, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Reed C. Bolduc and Amy L. Noonan** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 20 Oxford Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **Reed C. Bolduc and Amy L. Noonan**, as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being known as 22 Donald Street, together with buildings thereon, and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the easterly line of the land formerly of **Hiram Fecteau**, which point is about seventy (70) feet, more or less, northerly from the northerly line of Spruce Street; thence northerly along said easterly line of land formerly of the said **Hiram Fecteau** to the northerly line of land formerly of the said **Hiram Fecteau**; and to the southerly line of Donald Street; thence westerly along the southerly line of Donald Street forty-five (45) feet to the easterly line of land now or formerly owned by **Thomas Kervin**, extended to Donald Street; thence southerly along the said easterly line extended and of land now or formerly of said **Thomas Kervin** about ninety-three (93) feet; thence easterly to the point of beginning.

Excepting and reserving to **Amanda Clair**, her heirs and assigns, full and free right and liberty at all times hereafter, in common with all other persons who may hereafter have the like right to use a passway five (5) feet in width running the length of said lot, said passway extending along the extreme easterly side of said lot above described, at all times and for all purposes connected with the use and occupation of said **Clair's** other lands adjoining the same.

Also a right of way in common with others over a passageway, said passageway being five (5) feet wide and along and immediately east of the easterly line of the premises herein conveyed from and to the northerly line of Spruce Street to land formerly owned by **Samuel K. Smith**, now Donald Street.

Also excepting and reserving certain restrictions, rights of way and building restrictions recited in a deed from **Paul Bard, et ux.**, to **Philip H. Harlow, Jr.** and being the same premises conveyed to the said **Philip H. Harlow, Jr.** by deed dated September 9, 1971, and recorded in the Kennebec County Registry of Deeds in Book 1560, Page 539.

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BEING the same premises acquired by Beverly Wright by Deed of Distribution from Beverly Wright as Personal Representative of the Estate of Barbara H. Beattie, dated February 1, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4625, Page 29.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Reed C. Bolduc and Amy L. Noonan, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Beverly Wright, has hereunto set my hand and seal this 18th day of April, 1995.

Signed, Sealed and Delivered
in the presence of

[Signature]
Witness

[Signature]
Beverly Wright

STATE OF MAINE
County of Kennebec, ss.

April 18, 1995.

Personally appeared before me on the day and year aforesaid the above-named, Beverly Wright, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

Printed name: _____
My comm. exp: _____

RECEIVED KENNEBEC CO.

95 APR 19 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS



DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000